

Project Narrative

The subject property, which is more commonly known as 2003 Delphine Lane, Calabasas; APN 4455-060-007 is a 10.56 acre (459,994 sq. ft.) property located in the Santa Monica Mountains Coastal Zone, north of Mulholland Highway, near the intersection of the Highway and Cold Canyon Road. Access to the property is provided via a paved driveway directly off Delphine Lane. Existing land uses in the vicinity of the site consists of large lot rural residential uses to the east and south, and vacant lands to the north and west. Mulholland Highway is found in the vicinity to the south where it is aligned in an east-west direction.

The property is developed with a single-family residence, swimming pool, ornamental landscaping, and outlying equestrian facilities, which include corrals, shade structures, and paddock areas. The vegetation on site consists of five types, and is discussed in further detail in the Biological Resources Assessment for the property prepared by the project's consulting biologist, Steve Nelson. This includes ruderal/non-native grassland, ornamental woodland, developed/landscape, willow scrub, and mixed chaparral.

The subject application is for the after-the-fact approval of the equestrian facilities on site, which include a paddock corral, corrals and shade structures, an exercise ring, and trails. The construction of the subject equestrian facilities encompasses an area of approximately 1.4 acres. The paddock corral and corrals with shade structures are located within areas designated in the County LCP as H3 habitat. Thus, of the 1.14 acres disturbed by the unpermitted development, 1.11 acres possessed little, if any, biological importance and no significant or sensitive resources.

The property, which is zoned R-C, Rural Coastal Zone, allows for uses and structures accessory to the principal permitted uses, which include, but are not limited to, the keeping of animals, two storage sheds, grading, hardscaping, fences/walls, and confined animal facilities, including equestrian pastures.